

Wethersfield Redevelopment Agency

Understanding Taxation and the
Challenge of Development
June 11, 2008

Speakers

- Paul Thompson, Moderator
- Lee Kuckro, Chair Redevelopment Agency
- Chandler Rose, Assessor
- Tim Tuell, CPA
- Raymond Carpentino, Economic Development Director, Rocky Hill

Wethersfield Redevelopment Agency

Chair	Lee Kuckro
Vice Chair	Dan Camilliere
Members	Joe Soja Mike Zaleski Paul Thompson
Ex- Officio	Mayor, Andrew Adil Town Manager, Bonnie Therrien
Council Liaison	Martin Walsh
EDIC Liaisons	Betty Rosania, Ken Rizzio and Tony Homicki
Staff	Peter Gillespie

History of Plans

- 1928 Swan Plan ...
- 2000 Plan of Conservation and Development – “Promote the Development and Redevelopment of under-utilized commercial properties.”
- 2001 Economic Development Strategic Plan – “Task the Development Agency with identifying desirable projects for the benefit of Wethersfield.”
- 2006 Silas Deane Highway Revitalization Plan-“Public/Private partnerships for mixed use redevelopment.”

Why?

- Wethersfield relies very heavily on residential real estate property taxes (89%) in generating its revenues. Commercial development (11%) is a critical means to mitigating residential property tax increases.
- Wethersfield has little available land for new commercial development. Several significant properties are blighted. It is imperative to maximize the value of our limited existing commercial corridors.
- Underutilized and Underdeveloped properties.

Mission Statement

- To promote the redevelopment and revitalization of the limited available lands and buildings in Wethersfield in ways which implement the Town's Plan of Conservation and Development.
- To achieve redevelopment and revitalization through partnerships with property owners, tenants, potential developers, and state, federal and regional government agencies.
- To pursue actions that will leverage private investment, increase property values, create quality development, and provide entrepreneurial and employment opportunities.

Grand List

- Present Grand List Composition
- Recent Grand List Growth
- Neighboring Town's Grand List
- Wethersfield Top Ten Taxpayers
- Market Trends/Development Types For Grand List Growth

2007 Grand List – Real Estate

Wethersfield

■ Residential	\$1,594,006,580	89%
■ Comm/Ind	\$198,943,080	11%
■ Total	\$1,792,949,660	100%

■ Rocky Hill	69%/31%
■ Newington	80%/20%

Total Grand List Growth

<u>Town</u>	<u>02</u>	<u>03</u>	<u>04</u>	<u>05</u>	<u>06</u>
Glastonbury	Rev 1		2.1	2	1.9
Newington	.4	.4	1.5	Rev	1.0
Wethersfield	.5	Rev	.94	.92	.001

Wethersfield Grand List Growth Total Real Estate

- 2000 \$1,244,120,500
- 2007 \$1,792,949,660
- Increased \$558,829,160 or 44%

Residential Grand List Growth

- 2000 \$1,081,842,500
- 2007 \$1,590,637,380
- Increase \$508,794,880 or 47%

Commercial Grand List Growth

- 2000 \$158,994,100
- 2007 \$198,943,080
- Increased \$39,948,980 or 25%

However

- In 2000 the Commercial Real Estate % of the tax base was 12.77%
- In 2007 the Commercial Real Estate % of the tax base dropped to 11.09%

Top 10 Taxpayers

1	WETHERSFIELD APARTMENTS ASSOCIATES LLC	16,075,950
		557,996
2	100 GREAT MEADOW ROAD	12,495,700
		433,725
3	CEDAR-JORDAN LANE LLC	11,999,200
		416,492
4	EXECUTIVE SQUARE LTD PRTNRSHIP	10,053,300
		348,950
5	CROSTONE REALTY ASSOC ET AL	10,013,800
		347,578
6	WETHERSFIELD SHOPPING CENTER LLC, ET AL	8,498,300
		294,975
7	WETHERSFIELD LLC	6,091,100
		211,422
8	1290 REALTY LLC	5,077,200
		176,229
9	GOODWIN GARDENS LLC	4,670,300
		162,106
10	OSJ OF WETHERSFIELD LLC	4,428,300
		153,706

Market Trends (Rental Rates)

- Gas Mart
- Bank
- Mixed Retail
- Mixed Office
- Retail Condo
- Fast Food
- Office Condo
- Office
- Convenience
- Retail

Tax Base Analysis

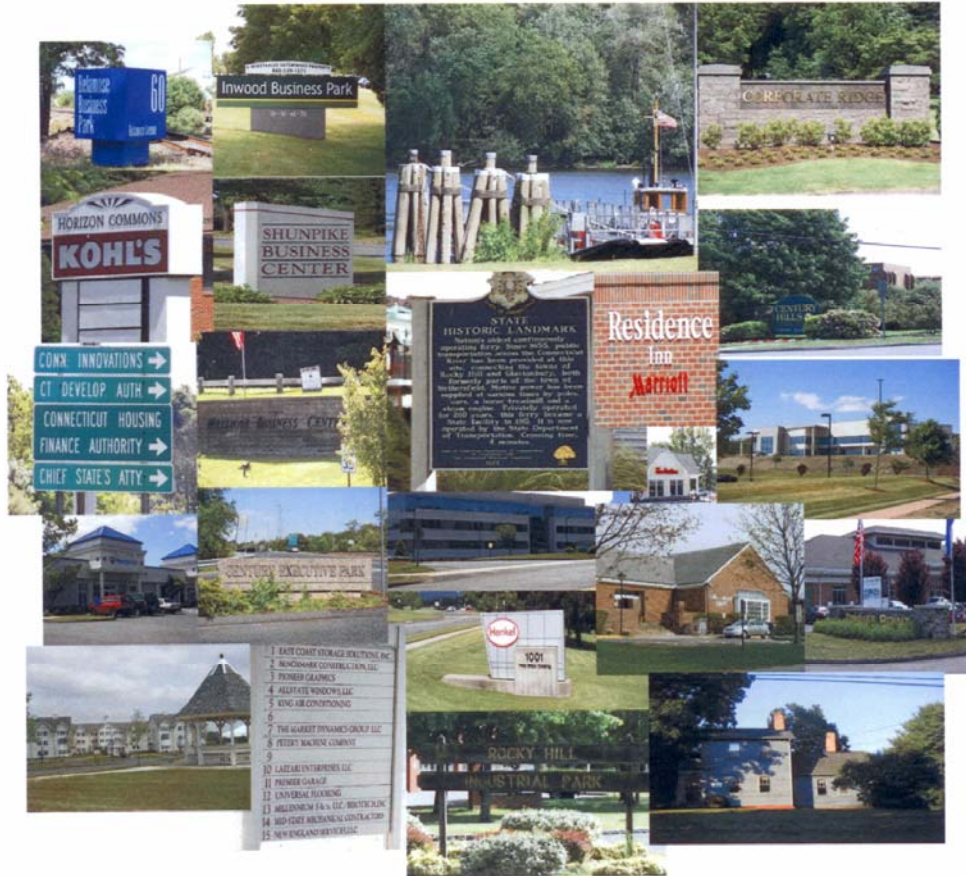
- One of the goals of redevelopment is to help shift more tax burden to commercial side of grand list. Lessening burden on residential tax base.
- Redevelopment Agency has been researching development potential of several blighted and underutilized properties.
- If several of these targeted commercial sites are redeveloped present assessed value of these properties could increase over a number of years from 16 million to 94 million an increase of 78 million in valuation.
- Town's commercial share of the grand list would increase 3.25% shifting the burden on the residential tax base by an equal amount.

- If the residential tax base did not change the mill rate could be reduced and the typical tax bill on a house assessed at \$170,300 would be reduced by \$209

Town of Rocky Hill, CT

Money  **BEST PLACES TO LIVE**

2007 35th Best Small Town in America





ROCKY HILL Connecticut

Navigating the Future for Business

ROCKY HILL, CT...

- ❖ 8 miles south of the City of Hartford and the new Convention Center
- ❖ Minutes from Trinity College, St Joseph's College, UCONN Law School, University of Hartford, Rensselaer College, Central Connecticut State University, PGA Travelers Championship, Bushnell Theater, Wadsworth Athenaeum, (oldest, museum in the country), Hartford Stage Company, Hartford Ballet, the Mark Twain House
- ❖ Direct access from exits 23 & 24 of Interstate 91...

ROCKY HILL, CT...

Home to:

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> ❖ Henkel/Loctite ❖ AT&T ❖ Burris Refrigerated Logistics ❖ Psychex ❖ Metropolitan Property and Casualty ❖ URS Griener ❖ Connecticut Student Loan Foundation ❖ Integrated Loan Services | <ul style="list-style-type: none"> ❖ Sysco Foods of CT ❖ CT Dept. of Veterans Affairs, ❖ Connecticut Housing Finance Authority ❖ CT Economic Resource Center ❖ CT Innovations ❖ CT States Attorney's Office ❖ CT Lottery ❖ Marriott Hotel | <ul style="list-style-type: none"> ❖ Hampton Inn ❖ Howard Johnson's Inn ❖ WFSB Channel 3 (local CBS affiliate) ❖ INGENIX (a United Healthcare company) ❖ Kohl's Department Store ❖ Marriott Residence Inn ❖ Tim Horton's, to name a few... |
|--|---|--|



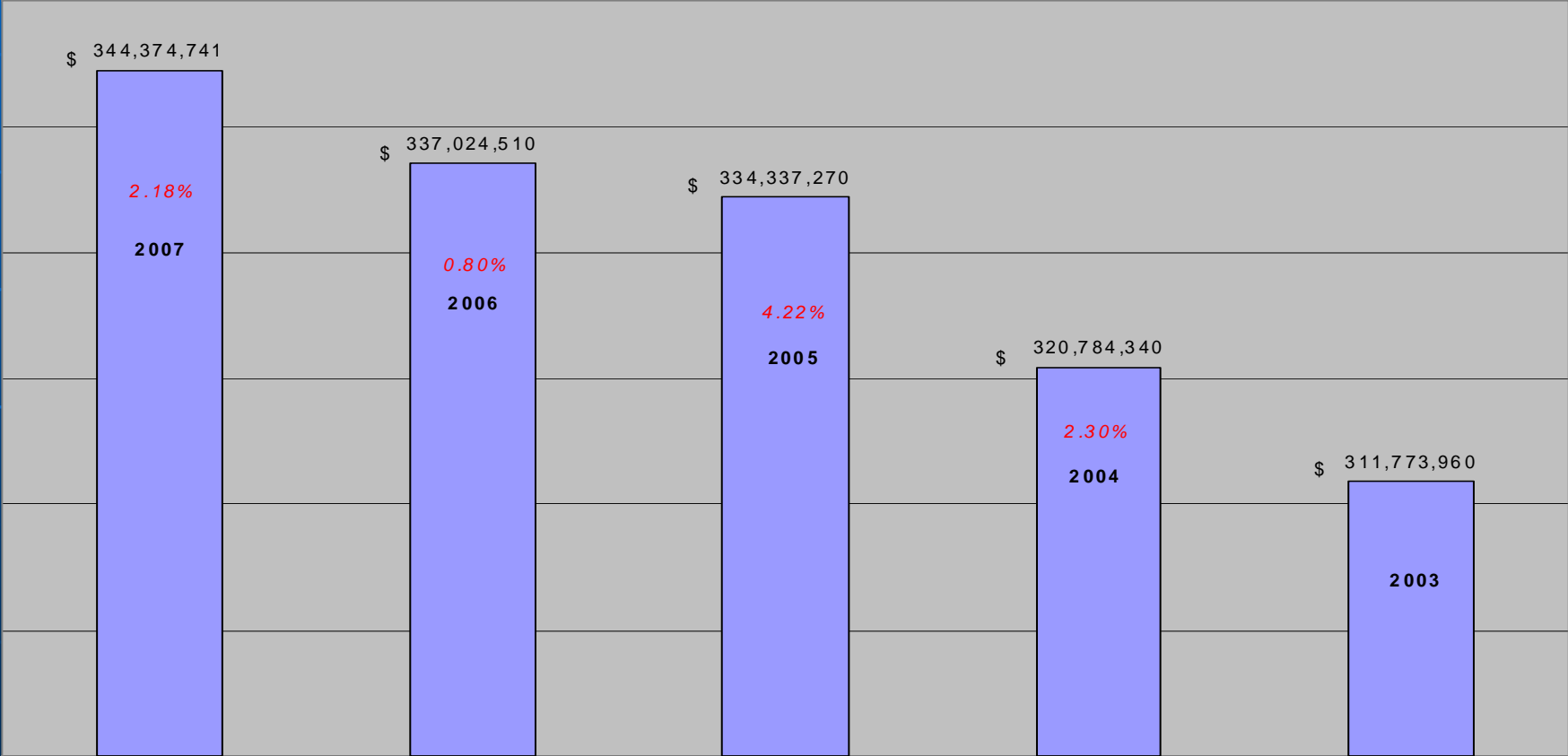
ROCKY HILL, CT...

Room for the small business or large corporation. Available sites in an executive office park of 2.5 to 23 acres, 60 acres of town-owned industrial park property, industrial buildings in the 20,000 to 125,000 sq. ft., and numerous retail properties ripe for development and redevelopment.

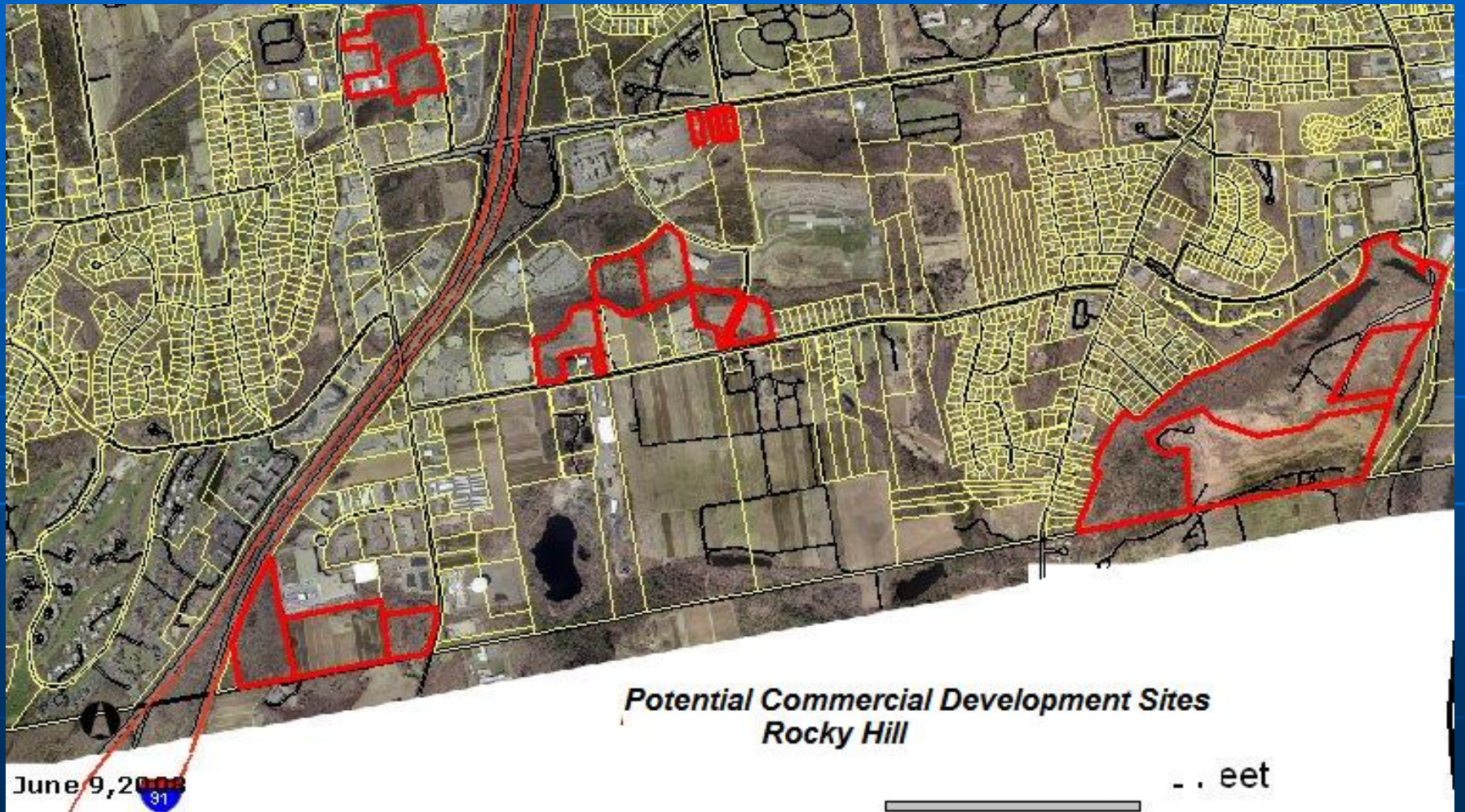
Business and industry desiring a central New England location with access from two highway exits and a major national business focus, should contact the Economic Development Director, Ray Carpentino at (860)-258-7717 or rcarpentino@ci.rocky-hill.ct.us.

Rocky Hill

Non-residential Grand List Growth-Rocky Hill



Rocky Hill



Next Steps

- Redevelopment Agency Continues to work with property owners
- Second Forum - Early To Mid September
- Solutions and Opportunities

Thank You